

Welcome Home to

4504 72 St NW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

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Amazing Bowness Development Opportunity! 49'x120' Corner Lot that is 1 of 4 adjoined lots all available to purchase. Potential 219'x120' - 26,280 Sq Ft. This is the perfect opportunity to build a multi-family, duplex or row houses. Currently on site is a decent sized bungalow with character. Perfect as a revenue property while you plan your next project. Great space for a single or couple. Wood burning stove in the living room which features an open beam vaulted ceiling. The skylight and nice sized sun room keep this home nice and bright! 2 Bed/2 Bath. Decks at SE & SW of the home. This lot is one of 4 lots starting at the corner of 44 Ave NW & 72 St NW. In total, all lots combined measure 219' x 120' with lane access. The additional 3 lots are located direct to the NW of the subject.





MLS: C4278243
Year Built: 1956
Style: Bungalow
Total SqFt: 1,173
Taxes (2019): \$2,415
Parking: 1/Single Garage Detached
Features: Deck, Open Beam, Skylight, Sunroom, Vaulted Ceiling

Living Room:	14'0"X14'0"	M
Kitchen:	11'6"X11'0"	M
Sun Room:	12'0"X9'4"	M
Master Bed:	11'9"X10'9"	M
Bedroom:	17'4"X9'5"	M

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